



MINUTES FROM THE MEETING OF THE BOARD OF DIRECTORS OF MISSIONWOOD AT MIRAMAR CONDOMINIUM ASSOCIATION

The Board of Directors meeting of Missionwood at Miramar Condominium was held at the clubhouse located at 8381 South Missionwood Circle, Miramar, Florida, 33025, and on ZOOM on March 24, 2023.

The meeting was called to order at 7:15pm

Present were Perez Woerdings, Angela Johnson, Zoney Bailey, Carlinne Berice, Javier Rodriguez, Sandra Stephen, and Shawn Gibson. Absent was Johnny Jean Louis. Quorum established. Also present was Howard White, Property Manager.

Reading of the two previous meeting minutes was read by Howard.

Motion made by Zoney to accept the minutes of 01-24-2023 as read. Seconded by Angela. Minutes accepted as read unanimously.

Motion made by Shawn to accept the minutes of 02-28-2023 as read. Seconded by Zoney. Minutes accepted as read 6 to 1, Javier voted no.

It was explained that HOA minutes are detailed, word for word. It is a record of decisions that are made by the Board. President Perez ask office to send a sample to the Board of Directors

Missionwood website: Website has been updated with relevant documents, but there are some sections of the website that will need to be updated by a Wordpress website programmer.

Roof Replacement Update: Phase 3, the city has inspected the 11 roofs in this phase and shingles has been put on 10 buildings, one is left to be done. The city will come back to do final inspection. Phase 4 will be started after additional funding has been secured. It was explained that once a line of credit is in place association can be more aggressive in the roof replacement.

40 Year Recertification: The report has been worked on, there was a delay from the engineering company. When more info is available, the Board of Directors will be updated.

Quotes for Flat Roof repair from SRC Roofing - \$1,250 and Tiger & Son Roofing - \$2,500

Motion made by Perez to use SRC Roofing. Seconded by Javier. Approved unanimously.

It was stated that the current roofing project is for the Shingle roof of the building.

Quotes for Wind Mitigation from See More Home Inspections - \$3,300, Holton Shields Home Inspectors - \$2,200, Fleet Inspections - \$3,498, Global Home Inspectors \$1,980 to inspect 22 buildings.

Motion made by Carlinne to use See More Home Inspections. Seconded by Angela. Approved 5 to 2 Shawn and Javier voted no.

Follow us:



@MissionwoodM

8381 South Missionwood Circle Miramar, FL 33025

PH: 954-431-7957 FAX: 954-431-0589

www.missionwoodatmiramar.com



Line of credit from Truist Bank – 5.99% or Popular Bank – 6.29%

Javier stated regarding the line of credit that (1) Board is liable for their vote (2) We need additional quote for insurance from different companies (3) Board did not spend enough time to discuss the line of credit.

President Perez explained to Javier that information has send to all Board member and he could/can call the other Board members or the office to ask questions.

Motion to work with Truist Bank. Made by Shawn. Seconded by Perez. Approved 5 to 2, Javier and Sandra voted no.

Manager’s Report: Please call or email the office with any work orders. Also let the office know if the work order was completed to your satisfaction. There are some stucco repairs to be done, will be discussed at the next meeting, and voted on.

General Discussion: About sprinklers, which are working. Also, some residents complain about weeds, the lawn service company had treated for weed.

Motion to adjourn the meeting by Perez, seconded by Carlinne. All in favor. Meeting adjourned 8:47pm

Perez Woerdings, President

Date

Carlinne Berice, Secretary

Date